



135 S. LaSalle Street, Suite 1625
Chicago, IL 60603
USA

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7***

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: N/A
Next Payment: 18-Jan-07
Record Date: 5-Dec-06

Administrator:

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kathryn.hawkinson@abnamro.com

***ABN AMRO Acct: 724264.1
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Analyst:

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Closing Date: 5-Dec-2006
First Payment Date: 15-Dec-2006
Rated Final Payment Date: 17-Nov-2038
Determination Date: 11-Dec-2006

Trust Collection Period
11/14/2006 - 12/11/2006

Parties to the Transaction

Depositor: Structured Asset Securities Corporation II
Master Servicer: Wachovia Bank, National Association
Rating Agency: Fitch Ratings/Standard & Poor's Rating Services
Special Servicer: LNR Partners, Inc.
Underwriter: CitiGroup Global Markets Inc./KeyBanc Capital Markets, a division of McDonald Investments Inc./Lehman Brothers Inc./UBS Global Asset Management (US) Inc.

Information is available for this issue from the following sources

LaSalle Web Site	www.etrustee.net
Servicer Web Site	www.wachovia.com
LaSalle Factor Line	800.246.5761

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7

WAC: 6.104530%
WAMM: 104

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: N/A
Next Payment: 18-Jan-07
Record Date: 5-Dec-06

REMIC III
ABN AMRO Acct: 724264.1

Class	Original Face Value (1)	Opening Balance	Principal Payment	Principal Adj. or Loss	Negative Amortization	Closing Balance	Interest Payment (2)	Interest Adjustment	Pass-Through Rate
CUSIP		Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Next Rate(3)
A-1 50180CAA8	40,000,000.00	40,000,000.00 1000.000000000	329,318.03 8.232950750	0.00 0.000000000	0.00 0.000000000	39,670,681.97 991.767049250	175,966.67 4.399166667	0.00 0.000000000	5.2790000000% Fixed
A-2 50180CAB6	624,000,000.00	624,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	624,000,000.00 1000.000000000	2,756,000.00 4.416666667	0.00 0.000000000	5.3000000000% Fixed
A-AB 50180CAC4	54,000,000.00	54,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	54,000,000.00 1000.000000000	239,265.00 4.430833333	0.00 0.000000000	5.3170000000% Fixed
A-3 50180CAD2	968,137,000.00	968,137,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	968,137,000.00 1000.000000000	4,313,857.12 4.455833338	0.00 0.000000000	5.3470000000% Fixed
A-1A 50180CAE0	427,623,000.00	427,623,000.00 1000.000000000	60,306.57 0.141027424	0.00 0.000000000	0.00 0.000000000	427,562,693.43 999.858972576	1,901,140.59 4.445833339	0.00 0.000000000	5.3350000000% Fixed
A-M 50180CAF7	301,966,000.00	301,966,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	301,966,000.00 1000.000000000	1,353,310.96 4.481666667	0.00 0.000000000	5.3780000000% Fixed
A-J 50180CAG5	294,417,000.00	294,417,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	294,417,000.00 1000.000000000	1,326,593.93 4.505833325	0.00 0.000000000	5.4070000000% Fixed
B 50180CAH3	22,647,000.00	22,647,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	22,647,000.00 1000.000000000	102,798.51 4.539166777	0.00 0.000000000	5.4470000000% Fixed
C 50180CAJ9	30,197,000.00	30,197,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	30,197,000.00 1000.000000000	137,824.14 4.564166667	0.00 0.000000000	5.4770000000% Fixed
D 50180CAK6	30,197,000.00	30,197,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	30,197,000.00 1000.000000000	138,302.26 4.580000000	0.00 0.000000000	5.4960000000% 5.4960000000%
E 50180CAL4	26,422,000.00	26,422,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	26,422,000.00 1000.000000000	121,453.13 4.596666667	0.00 0.000000000	5.5160000000% 5.5160000000%
F 50180CAM2	26,422,000.00	26,422,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	26,422,000.00 1000.000000000	122,113.68 4.621666667	0.00 0.000000000	5.5460000000% 5.5460000000%
G 50180CAV2/U51396AC0/50180CBL8	26,422,000.00	26,422,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	26,422,000.00 1000.000000000	123,831.11 4.686666793	0.00 0.000000000	5.6240000000% 5.6240000000%
H 50180CAW0/U51396AD8/50180CBK5	30,196,000.00	30,196,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	30,196,000.00 1000.000000000	143,150.74 4.740718672	0.00 0.000000000	5.6888624063% 5.8909640049%
J 50180CAX8/U51396AE6/50180CBL3	26,422,000.00	26,422,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	26,422,000.00 1000.000000000	128,121.65 4.849052005	0.00 0.000000000	5.8188624063% 6.0209640049%
K 50180CAY6/U51396AF3/50180CBM1	26,422,000.00	26,422,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	26,422,000.00 1000.000000000	132,305.14 5.007385339	0.00 0.000000000	6.0088624063% 6.2109640049%
L 50180CAZ3/U51396AG1/50180CBN9	7,549,000.00	7,549,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	7,549,000.00 1000.000000000	32,045.51 4.245000000	0.00 0.000000000	5.0940000000% Fixed

Notes: (1) N denotes notional balance not included in total (2) Accrued Interest Plus/Minus Interest Adjustment Minus Deferred Interest equals Interest Payment (3) Estimated. * Denotes Controlling Class



LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7

Statement Date: 15-Dec-06
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 Record Date: 5-Dec-06

WAC: 6.104530%
 WAMM: 104

REMIC III
ABN AMRO Acct: 724264.1

Class	Original Face Value (1)	Opening Balance	Principal Payment	Principal Adj. or Loss	Negative Amortization	Closing Balance	Interest Payment (2)	Interest Adjustment	Pass-Through Rate
CUSIP		Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Next Rate(3)
M	3,775,000.00	3,775,000.00	0.00	0.00	0.00	3,775,000.00	16,024.88	0.00	5.0940000000%
50180CBA7/U51396AH9/50180CBP4		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.245000000	0.000000000	Fixed
N	11,324,000.00	11,324,000.00	0.00	0.00	0.00	11,324,000.00	48,070.38	0.00	5.0940000000%
50180CBB5/U51396AJ5/50180CBQ2		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.245000000	0.000000000	Fixed
P	3,774,000.00	3,774,000.00	0.00	0.00	0.00	3,774,000.00	16,020.63	0.00	5.0940000000%
50180CBC3/U51396AK2/50180CBR0		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.245000000	0.000000000	Fixed
Q	3,775,000.00	3,775,000.00	0.00	0.00	0.00	3,775,000.00	16,024.88	0.00	5.0940000000%
50180CBD1/U51396AL0/50180CBS8		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.245000000	0.000000000	Fixed
S	3,774,000.00	3,774,000.00	0.00	0.00	0.00	3,774,000.00	16,020.63	0.00	5.0940000000%
50180CBE9/U51396AM8/50180CBT6		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.245000000	0.000000000	Fixed
T	30,197,539.00	30,197,539.00	0.00	0.00	0.00	30,197,539.00	128,188.55	0.00	5.0940000000%
50180CBF6/U51396AN6/50180CBU3		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.245000000	0.000000000	Fixed
X-CP	856,119,600.00	856,119,600.00	0.00	0.00	0.00	856,119,600.00	493,453.04	0.00	0.6916599573%
50180CAN0		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	0.576383298	0.000000000	
X-CL	905,897,562.00	905,897,562.00	0.00	0.00	0.00	905,780,674.32	49,040.14	0.00	0.0649611709%
50180CAT7/U51396AA4/50180CBG4		1000.000000000	0.000000000	0.000000000	0.000000000	999.870970312	0.054134309	0.000000000	
X-W	2,113,760,977.00	2,113,760,977.00	0.00	0.00	0.00	2,113,488,240.08	1,265,817.41	0.00	0.7186152606%
50180CAU4/U51396AB2/50180CBH2		1000.000000000	0.000000000	0.000000000	0.000000000	999.870970785	0.598846050	0.000000000	
R-I	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A
50180CAP5/U51396AP1/50180CBV1		0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	
R-II	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A
50180CAQ3/U51396AQ9/50180CBW9		0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	
R-III	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A
50180CAR1/U51396AR7/50180CBX7		0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	
Total	3,019,658,539.00	3,019,658,539.00	389,624.60	0.00	0.00	3,019,268,914.40	15,296,740.65	0.00	

Total P&I Payment 15,686,365.25

Notes: (1) N denotes notional balance not included in total (2) Accrued Interest Plus/Minus Interest Adjustment Minus Deferred Interest equals Interest Payment (3) Estimated. * Denotes Controlling Class



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WAC: 6.104530%
 WAMM: 104

Grantor Trust
ABN AMRO Acct: 724264.1

Class	Original Face Value (1)	Opening Balance Per \$ 1000	Principal Payment Per \$ 1000	Principal Adj. or Loss Per \$ 1000	Negative Amortization Per \$ 1000	Closing Balance Per \$ 1000	Interest Payment (2) Per \$ 1000	Interest Adjustment Per \$ 1000	Pass-Through Rate Next Rate(3)
V CUSIP 50180CAS9/U51396AS5/50180CBY5	0.00	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	N/A
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Total P&I Payment

0.00

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ABN AMRO Acct: 724264.1

Cash Reconciliation Summary

Interest Summary	
Current Scheduled Interest	15,361,328.91
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	0.00
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	15,361,328.91
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(62,952.64)
Less Fee Strips Paid by Servicer	0.00

Less Fees & Expenses Paid By/To Servicer	
Special Servicing Fees	0.00
Workout Fees	0.00
Liquidation Fees	0.00
Interest Due Serv on Advances	0.00
Non Recoverable Advances	0.00
Misc. Fees & Expenses	0.00
Total Unscheduled Fees & Expenses	0.00

Total Interest Due Trust	15,298,376.27
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(1,635.62)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(1,635.62)

Total Interest Due Certs	15,296,740.65
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	389,624.60
Advanced Scheduled Principal	0.00
Scheduled Principal	389,624.60
Unscheduled Principal:	
Curtailments	0.00
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	0.00
Remittance Principal	389,624.60

Remittance P&I Due Trust	15,688,000.87
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Remittance P&I Due Certs	15,686,365.25
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Pool Balance Summary		
	Balance	Count
Beginning Pool	3,019,658,540.20	184
Scheduled Principal	389,624.60	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	3,019,268,915.60	184

Non-P&I Servicing Advance Summary	
	Amount
Prior Outstanding	0.00
Plus Current Period	0.00
Less Recovered	0.00
Less Non Recovered	0.00
Ending Outstanding	0.00

Servicing Fee Summary	
Current Servicing Fees	62,952.64
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	0.00
Total Servicing Fees	62,952.64

Cumulative Prepayment Consideration Received	
Prepayment Premiums	0.00
Yield Maintenance	0.00
Other Interest	0.00

PPIS Summary	
Gross PPIS	0.00
Reduced by PPiE	0.00
Reduced by Shortfalls in Fees	0.00
Reduced by Other Amounts	0.00
PPIS Reducing Scheduled Interest	0.00
PPIS Reducing Servicing Fee	0.00
PPIS Due Certificate	0.00

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	0.00	0.00
Plus Current Period	0.00	0.00
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
Ending Outstanding	0.00	0.00

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Series 2006-C7

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ABN AMRO Acct: 724264.1

Cash Reconciliation Summary Pooled Group 1 Loans

Interest Summary	
Current Scheduled Interest	13,187,486.65
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	0.00
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	13,187,486.65
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(53,365.81)
Less Fee Strips Paid by Servicer	0.00

Less Fees & Expenses Paid By/To Servicer	
Special Servicing Fees	0.00
Workout Fees	0.00
Liquidation Fees	0.00
Interest Due Serv on Advances	0.00
Non Recoverable Advances	0.00
Misc. Fees & Expenses	0.00
Total Unscheduled Fees & Expenses	0.00

Total Interest Due Trust	13,134,120.84
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(1,404.00)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(1,404.00)

Total Interest Due Certs	13,132,716.84
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	329,318.03
Advanced Scheduled Principal	0.00
Scheduled Principal	329,318.03
Unscheduled Principal:	
Curtailments	0.00
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	0.00
Remittance Principal	329,318.03

Remittance P&I Due Trust	13,463,438.87
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Remittance P&I Due Certs	13,462,034.87
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Pool Balance Summary		
	Balance	Count
Beginning Pool	2,592,035,525.26	141
Scheduled Principal	329,318.03	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	2,591,706,207.23	141

Non-P&I Servicing Advance Summary	
	Amount
Prior Outstanding	0.00
Plus Current Period	0.00
Less Recovered	0.00
Less Non Recovered	0.00
Ending Outstanding	0.00

Servicing Fee Summary	
Current Servicing Fees	53,365.81
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	0.00
Total Servicing Fees	53,365.81

Cumulative Prepayment Consideration Received	
Prepayment Premiums	0.00
Yield Maintenance	0.00
Other Interest	0.00

PPIS Summary	
Gross PPIS	0.00
Reduced by PPiE	0.00
Reduced by Shortfalls in Fees	0.00
Reduced by Other Amounts	0.00
PPIS Reducing Scheduled Interest	0.00
PPIS Reducing Servicing Fee	0.00
PPIS Due Certificate	0.00

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	0.00	0.00
Plus Current Period	0.00	0.00
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
Ending Outstanding	0.00	0.00

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Cash Reconciliation Summary Pooled Group 2 Loans

Interest Summary	
Current Scheduled Interest	2,173,842.26
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	0.00
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	2,173,842.26
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(9,586.83)
Less Fee Strips Paid by Servicer	0.00

Less Fees & Expenses Paid By/To Servicer	
Special Servicing Fees	0.00
Workout Fees	0.00
Liquidation Fees	0.00
Interest Due Serv on Advances	0.00
Non Recoverable Advances	0.00
Misc. Fees & Expenses	0.00
Total Unscheduled Fees & Expenses	0.00

Total Interest Due Trust	2,164,255.43
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(231.62)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(231.62)

Total Interest Due Certs	2,164,023.81
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	60,306.57
Advanced Scheduled Principal	0.00
Scheduled Principal	60,306.57
Unscheduled Principal:	
Curtailments	0.00
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	0.00
Remittance Principal	60,306.57

Remittance P&I Due Trust	2,224,562.00
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Remittance P&I Due Certs	2,224,330.38
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Pool Balance Summary		
	Balance	Count
Beginning Pool	427,623,014.94	43
Scheduled Principal	60,306.57	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	427,562,708.37	43

Non-P&I Servicing Advance Summary	
	Amount
Prior Outstanding	0.00
Plus Current Period	0.00
Less Recovered	0.00
Less Non Recovered	0.00
Ending Outstanding	0.00

Servicing Fee Summary	
Current Servicing Fees	9,586.83
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	0.00
Total Servicing Fees	9,586.83

Cumulative Prepayment Consideration Received	
Prepayment Premiums	0.00
Yield Maintenance	0.00
Other Interest	0.00

PPIS Summary	
Gross PPIS	0.00
Reduced by PPiE	0.00
Reduced by Shortfalls in Fees	0.00
Reduced by Other Amounts	0.00
PPIS Reducing Scheduled Interest	0.00
PPIS Reducing Servicing Fee	0.00
PPIS Due Certificate	0.00

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	0.00	0.00
Plus Current Period	0.00	0.00
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
Ending Outstanding	0.00	0.00

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
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Interest Adjustments Summary**

Shortfall Allocated to the Bonds:

Net Prepayment Int. Shortfalls Allocated to the Bonds	0.00
Special Servicing Fees	0.00
Workout Fees	0.00
Liquidation Fees	0.00
Legal Fees	0.00
Misc. Fees & Expenses Paid by/to Servicer	0.00
Interest Paid to Servicer on Outstanding Advances	0.00
ASER Interest Advance Reduction	0.00
Interest Not Advanced (Current Period)	0.00
Recoup of Prior Advances by Servicer	0.00
Servicing Fees Paid Servicer on Loans Not Advanced	0.00
Misc. Fees & Expenses Paid by Trust	0.00
Shortfall Due to Rate Modification	0.00
Other Interest Loss	0.00
Total Shortfall Allocated to the Bonds	0.00

Excess Allocated to the Bonds:

Other Interest Proceeds Due the Bonds	0.00
Prepayment Interest Excess Due the Bonds	0.00
Interest Income	0.00
Yield Maintenance Penalties Due the Bonds	0.00
Prepayment Penalties Due the Bonds	0.00
Recovered ASER Interest Due the Bonds	0.00
Recovered Interest Due the Bonds	0.00
ARD Excess Interest	0.00
Total Excess Allocated to the Bonds	0.00

Aggregate Interest Adjustment Allocated to the Bonds

Total Excess Allocated to the Bonds	0.00
Less Total Shortfall Allocated to the Bonds	0.00
Total Interest Adjustment to the Bonds	0.00

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: N/A
Next Payment: 18-Jan-07
Record Date: 5-Dec-06

ABN AMRO Acct: 724264.1
Bond Interest Reconciliation Detail

Class	Accrual		Opening Balance	Pass-Through Rate	Accrued Certificate Interest	Total Interest Additions	Total Interest Deductions	Distributable Certificate Interest	Interest Payment Amount	Current Period Shortfall Recovery	Remaining Outstanding Interest Shortfalls	Credit Support	
	Method	Days										Original	Current (1)
A-1	30/360	30	40,000,000.00	5.279000%	175,966.67	0.00	0.00	175,966.67	175,966.67	0.00	0.00	30.00%	30.00%
A-2	30/360	30	624,000,000.00	5.300000%	2,756,000.00	0.00	0.00	2,755,999.99	2,756,000.00	0.00	0.00	30.00%	30.00%
A-AB	30/360	30	54,000,000.00	5.317000%	239,265.00	0.00	0.00	239,265.00	239,265.00	0.00	0.00	30.00%	30.00%
A-3	30/360	30	968,137,000.00	5.347000%	4,313,857.12	0.00	0.00	4,313,857.12	4,313,857.12	0.00	0.00	30.00%	30.00%
A-1A	30/360	30	427,623,000.00	5.335000%	1,901,140.59	0.00	0.00	1,901,140.59	1,901,140.59	0.00	0.00	30.00%	30.00%
A-M	30/360	30	301,966,000.00	5.378000%	1,353,310.96	0.00	0.00	1,353,310.96	1,353,310.96	0.00	0.00	20.00%	20.00%
A-J	30/360	30	294,417,000.00	5.407000%	1,326,593.93	0.00	0.00	1,326,593.93	1,326,593.93	0.00	0.00	10.25%	10.25%
B	30/360	30	22,647,000.00	5.447000%	102,798.51	0.00	0.00	102,798.50	102,798.51	0.00	0.00	9.50%	9.50%
C	30/360	30	30,197,000.00	5.477000%	137,824.14	0.00	0.00	137,824.14	137,824.14	0.00	0.00	8.50%	8.50%
D	30/360	30	30,197,000.00	5.496000%	138,302.26	0.00	0.00	138,302.26	138,302.26	0.00	0.00	7.50%	7.50%
E	30/360	30	26,422,000.00	5.516000%	121,453.13	0.00	0.00	121,453.13	121,453.13	0.00	0.00	6.63%	6.63%
F	30/360	30	26,422,000.00	5.546000%	122,113.68	0.00	0.00	122,113.68	122,113.68	0.00	0.00	5.75%	5.75%
G	30/360	30	26,422,000.00	5.624000%	123,831.11	0.00	0.00	123,831.11	123,831.11	0.00	0.00	4.88%	4.88%
H	30/360	30	30,196,000.00	5.688862%	143,150.74	0.00	0.00	143,150.74	143,150.74	0.00	0.00	3.88%	3.88%
J	30/360	30	26,422,000.00	5.818862%	128,121.65	0.00	0.00	128,121.65	128,121.65	0.00	0.00	3.00%	3.00%
K	30/360	30	26,422,000.00	6.008862%	132,305.14	0.00	0.00	132,305.14	132,305.14	0.00	0.00	2.13%	2.13%
L	30/360	30	7,549,000.00	5.094000%	32,045.51	0.00	0.00	32,045.51	32,045.51	0.00	0.00	1.88%	1.88%
M	30/360	30	3,775,000.00	5.094000%	16,024.88	0.00	0.00	16,024.88	16,024.88	0.00	0.00	1.75%	1.75%
N	30/360	30	11,324,000.00	5.094000%	48,070.38	0.00	0.00	48,070.38	48,070.38	0.00	0.00	1.38%	1.38%
P	30/360	30	3,774,000.00	5.094000%	16,020.63	0.00	0.00	16,020.63	16,020.63	0.00	0.00	1.25%	1.25%
Q	30/360	30	3,775,000.00	5.094000%	16,024.88	0.00	0.00	16,024.88	16,024.88	0.00	0.00	1.13%	1.13%
S	30/360	30	3,774,000.00	5.094000%	16,020.63	0.00	0.00	16,020.63	16,020.63	0.00	0.00	1.00%	1.00%
T	30/360	30	30,197,539.00	5.094000%	128,188.55	0.00	0.00	128,188.55	128,188.55	0.00	0.00	0.00%	0.00%
X-CP	30/360	30	856,119,600.00	0.691660%	493,453.04	0.00	0.00	493,453.04	493,453.04	0.00	0.00	NA	NA
X-CL	30/360	30	905,897,562.00	0.064961%	49,040.14	0.00	0.00	49,040.14	49,040.14	0.00	0.00	NA	NA

(1) Determined as follows: (A) the ending balance of all the classes less (B) the sum of (i) the ending balance of the class and (ii) the ending balance of all classes which are not subordinate to the class divided by (A).

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: N/A
Next Payment: 18-Jan-07
Record Date: 5-Dec-06

ABN AMRO Acct: 724264.1
Bond Interest Reconciliation Detail

Class	Accrual		Opening Balance	Pass-Through Rate	Accrued Certificate Interest	Total Interest Additions	Total Interest Deductions	Distributable Certificate Interest	Interest Payment Amount	Current Period Shortfall Recovery	Remaining Outstanding Interest Shortfalls	Credit Support	
	Method	Days										Original	Current (1)
X-W	30/360	30	2,113,760,977.00	0.718615%	1,265,817.41	0.00	0.00	1,265,817.41	1,265,817.41	0.00	0.00	NA	NA
V			0.00	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
					15,296,740.65	0.00	0.00	15,296,740.63	15,296,740.65	0.00	0.00		

(1) Determined as follows: (A) the ending balance of all the classes less (B) the sum of (i) the ending balance of the class and (ii) the ending balance of all classes which are not subordinate to the class divided by (A).

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: N/A
Next Payment: 18-Jan-07
Record Date: 5-Dec-06

ABN AMRO Acct: 724264.1
Bond Interest Reconciliation Detail

Class	Prior Interest Due Date	Current Interest Due Date	Additions					Deductions			Distributable Certificate Interest	Interest Payment Amount
			Prior Interest Shortfall Due	Interest Accrual on Prior Shortfall	Prepayment Premiums	Yield Maintenance	Other Interest Proceeds (1)	Allocable PPIS	Deferred & Accretion Interest	Interest Loss Expense		
A-1	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175,966.67	175,966.67
A-2	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,755,999.99	2,756,000.00
A-AB	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	239,265.00	239,265.00
A-3	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,313,857.12	4,313,857.12
A-1A	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,901,140.59	1,901,140.59
A-M	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,353,310.96	1,353,310.96
A-J	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,326,593.93	1,326,593.93
B	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	102,798.50	102,798.51
C	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	137,824.14	137,824.14
D	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	138,302.26	138,302.26
E	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	121,453.13	121,453.13
F	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	122,113.68	122,113.68
G	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	123,831.11	123,831.11
H	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	143,150.74	143,150.74
J	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	128,121.65	128,121.65
K	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	132,305.14	132,305.14
L	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,045.51	32,045.51
M	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,024.88	16,024.88
N	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48,070.38	48,070.38
P	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,020.63	16,020.63
Q	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,024.88	16,024.88
S	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,020.63	16,020.63
T	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	128,188.55	128,188.55
X-CP	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	493,453.04	493,453.04
X-CL	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49,040.14	49,040.14

(1) Other Interest Proceeds are additional interest amounts specifically allocated to the bond(s) and used in determining the Bondholder's Distributable Interest.

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7**

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: N/A
Next Payment: 18-Jan-07
Record Date: 5-Dec-06

**ABN AMRO Acct: 724264.1
Bond Interest Reconciliation Detail**

Class	Prior Interest Due Date	Current Interest Due Date	Additions					Deductions			Distributable Certificate Interest	Interest Payment Amount
			Prior Interest Shortfall Due	Interest Accrual on Prior Shortfall	Prepayment Premiums	Yield Maintenance	Other Interest Proceeds (1)	Allocable PPIS	Deferred & Accretion Interest	Interest Loss Expense		
X-W	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,265,817.41	1,265,817.41
V	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,296,740.63	15,296,740.65

(1) Other Interest Proceeds are additional interest amounts specifically allocated to the bond(s) and used in determining the Bondholder's Distributable Interest.

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7

Statement Date: 15-Dec-06
 Payment Date: 15-Dec-06
 Prior Payment: N/A
 Next Payment: 18-Jan-07
 Record Date: 5-Dec-06

ABN AMRO Acct: 724264.1
Bond Principal Reconciliation

Class	Original Class Balance	Beginning Class Balance	Additions				Losses			Ending Class Balance	Rated Final Maturity	Credit Support	
			Scheduled Principal Payment	Unscheduled Principal Payment	Extra Principal Payment Amt	Prior Loss Reimburs.	Current Losses	Cumulative Losses	Interest on Losses			Original	Current
A-1	40,000,000.00	40,000,000.00	329,318.03	0.00	0.00	0.00	0.00	0.00	0.00	39,670,681.97	11/17/2038	30.00%	30.00%
A-2	624,000,000.00	624,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	624,000,000.00	11/17/2038	30.00%	30.00%
A-AB	54,000,000.00	54,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54,000,000.00	11/17/2038	30.00%	30.00%
A-3	968,137,000.00	968,137,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	968,137,000.00	11/17/2038	30.00%	30.00%
A-1A	427,623,000.00	427,623,000.00	60,306.57	0.00	0.00	0.00	0.00	0.00	0.00	427,562,693.43	11/17/2038	30.00%	30.00%
A-M	301,966,000.00	301,966,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	301,966,000.00	11/17/2038	20.00%	20.00%
A-J	294,417,000.00	294,417,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	294,417,000.00	11/17/2038	10.25%	10.25%
B	22,647,000.00	22,647,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,647,000.00	11/17/2038	9.50%	9.50%
C	30,197,000.00	30,197,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,197,000.00	11/17/2038	8.50%	8.50%
D	30,197,000.00	30,197,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,197,000.00	11/17/2038	7.50%	7.50%
E	26,422,000.00	26,422,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,422,000.00	11/17/2038	6.63%	6.63%
F	26,422,000.00	26,422,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,422,000.00	11/17/2038	5.75%	5.75%
G	26,422,000.00	26,422,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,422,000.00	11/17/2038	4.88%	4.88%
H	30,196,000.00	30,196,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,196,000.00	11/17/2038	3.88%	3.88%
J	26,422,000.00	26,422,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,422,000.00	11/17/2038	3.00%	3.00%
K	26,422,000.00	26,422,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,422,000.00	11/17/2038	2.13%	2.13%
L	7,549,000.00	7,549,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,549,000.00	11/17/2038	1.88%	1.88%
M	3,775,000.00	3,775,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,775,000.00	11/17/2038	1.75%	1.75%
N	11,324,000.00	11,324,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,324,000.00	11/17/2038	1.38%	1.38%
P	3,774,000.00	3,774,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,774,000.00	11/17/2038	1.25%	1.25%
Q	3,775,000.00	3,775,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,775,000.00	11/17/2038	1.13%	1.13%
S	3,774,000.00	3,774,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,774,000.00	11/17/2038	1.00%	1.00%
T	30,197,539.00	30,197,539.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,197,539.00	11/17/2038	0.00%	0.00%
V	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11/17/2038	NA	NA

Statement Date:	15-Dec-06
Payment Date:	15-Dec-06
Prior Payment:	N/A
Next Payment:	18-Jan-07
Record Date:	5-Dec-06

ABN AMRO Acct: 724264.1
Bond Principal Reconciliation

Class	Original Class Balance	Beginning Class Balance	Additions				Losses			Ending Class Balance	Rated Final Maturity	Credit Support	
			Scheduled Principal Payment	Unscheduled Principal Payment	Extra Principal Payment Amt	Prior Loss Reimburs.	Current Losses	Cumulative Losses	Interest on Losses			Original	Current
	3,019,658,539.00	3,019,658,539.00	389,624.60	0.00	0.00	0.00	0.00	0.00	0.00	3,019,268,914.40			

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7**

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: N/A
Next Payment: 18-Jan-07
Record Date: 5-Dec-06

ABN AMRO Acct: 724264.1

Rating Information

		Original Ratings			Rating Change/Change Date(1)		
Class	CUSIP	Fitch	Moody's	S&P	Fitch	Moody's	S&P
A-1	50180CAA8	AAA	NR	AAA			
A-2	50180CAB6	AAA	NR	AAA			
A-AB	50180CAC4	AAA	NR	AAA			
A-3	50180CAD2	AAA	NR	AAA			
A-1A	50180CAE0	AAA	NR	AAA			
A-M	50180CAF7	AAA	NR	AAA			
A-J	50180CAG5	AAA	NR	AAA			
B	50180CAH3	AA+	NR	AA+			
C	50180CAJ9	AA	NR	AA			
D	50180CAK6	AA-	NR	AA-			
E	50180CAL4	A+	NR	A+			
F	50180CAM2	A	NR	A			
G	50180CAV2	A-	NR	A-			
H	50180CAW0	BBB+	NR	BBB+			
J	50180CAX8	BBB	NR	BBB			
K	50180CAY6	BBB-	NR	BBB-			
L	50180CAZ3	BB+	NR	BB+			
M	50180CBA7	BB	NR	BB			
N	50180CBB5	BB-	NR	BB-			
P	50180CBC3	B+	NR	B+			
Q	50180CBD1	B	NR	B			
S	50180CBE9	B-	NR	B-			

NR - Designates that the class was not rated by the rating agency.

(1) Changed ratings provided on this report are based on information provided by the applicable rating agency via electronic transmission. It shall be understood that this transmission will generally have been provided to LaSalle within 30 days of the payment date listed on this statement. Because ratings may have changed during the 30 day window, or may not be being provided by the rating agency in an electronic format and therefore not being updated on this report, LaSalle recommends that investors obtain current rating information directly from the rating agency.

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7**

Statement Date: 15-Dec-06
 Payment Date: 15-Dec-06
 Prior Payment: N/A
 Next Payment: 18-Jan-07
 Record Date: 5-Dec-06

ABN AMRO Acct: 724264.1

Rating Information

		Original Ratings			Rating Change/Change Date(1)		
Class	CUSIP	Fitch	Moody's	S&P	Fitch	Moody's	S&P
T	50180CBF6	NR	NR	NR			
X-CP	50180CAN0	AAA	NR	AAA			
X-CL	50180CAT7	AAA	NR	AAA			
X-W	50180CAU4	AAA	NR	AAA			
V	50180CAS9	NR	NR	NR			

NR - Designates that the class was not rated by the rating agency.

(1) Changed ratings provided on this report are based on information provided by the applicable rating agency via electronic transmission. It shall be understood that this transmission will generally have been provided to LaSalle within 30 days of the payment date listed on this statement. Because ratings may have changed during the 30 day window, or may not be being provided by the rating agency in an electronic format and therefore not being updated on this report, LaSalle recommends that investors obtain current rating information directly from the rating agency.

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7

Statement Date: 15-Dec-06
 Payment Date: 15-Dec-06
 Prior Payment: N/A
 Next Payment: 18-Jan-07
 Record Date: 5-Dec-06

ABN AMRO Acct: 724264.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary

Distribution Date	Delinquency Aging Categories										Special Event Categories (1)					
	Delinq 1 Month		Delinq 2 Months		Delinq 3+ Months		Foreclosure		REO		Modifications		Specially Serviced		Bankruptcy	
	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance
12/15/2006	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

(1) Note: Modification, Specially Serviced & Bankruptcy Totals are Included in the Appropriate Delinquency Aging Category

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7

Statement Date: 15-Dec-06
 Payment Date: 15-Dec-06
 Prior Payment: N/A
 Next Payment: 18-Jan-07
 Record Date: 5-Dec-06

ABN AMRO Acct: 724264.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
Pooled Group 1 Loans

Distribution Date	Delinquency Aging Categories										Special Event Categories (1)					
	Delinq 1 Month		Delinq 2 Months		Delinq 3+ Months		Foreclosure		REO		Modifications		Specially Serviced		Bankruptcy	
	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance
12/15/2006	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

(1) Note: Modification, Specially Serviced & Bankruptcy Totals are Included in the Appropriate Delinquency Aging Category

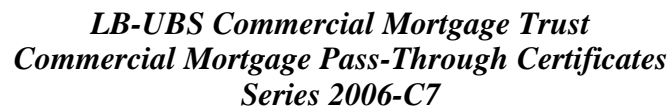
**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7**

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: N/A
Next Payment: 18-Jan-07
Record Date: 5-Dec-06

**ABN AMRO Acct: 724264.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
Pooled Group 2 Loans**

Distribution Date	Delinquency Aging Categories										Special Event Categories (1)					
	Delinq 1 Month		Delinq 2 Months		Delinq 3+ Months		Foreclosure		REO		Modifications		Specially Serviced		Bankruptcy	
	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance
12/15/2006	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

(1) Note: Modification, Specially Serviced & Bankruptcy Totals are Included in the Appropriate Delinquency Aging Category



Statement Date:	15-Dec-06
Payment Date:	15-Dec-06
Prior Payment:	N/A
Next Payment:	18-Jan-07
Record Date:	5-Dec-06

Delinquent Loan Detail

**** Outstanding P&I Advances include the current period P&I Advances and may include Servicer Advances.**

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7***

Statement Date: 15-Dec-06
 Payment Date: 15-Dec-06
 Prior Payment: N/A
 Next Payment: 18-Jan-07
 Record Date: 5-Dec-06

***ABN AMRO Acct: 724264.1
Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary***

Distribution Date	Ending Pool (1)		Payoffs (2)		Penalties		Appraisal Reduct. (2)		Liquidations (2)		Realized Losses (2)		Remaining Term		Curr Weighted Avg.	
	#	Balance	#	Balance	#	Amount	#	Balance	#	Balance	#	Amount	Life	Amort	Coupon	Remit
15-Dec-06	184	3,019,268,916	0	0	0	0	0	0	0	0	0	0	104	39	6.10%	6.08%
	43.81%	99.99%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				

(1) Percentage based on pool as of cutoff. (2) Percentage based on pool as of beginning of period.

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7***

Statement Date: 15-Dec-06
 Payment Date: 15-Dec-06
 Prior Payment: N/A
 Next Payment: 18-Jan-07
 Record Date: 5-Dec-06

***ABN AMRO Acct: 724264.1
Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary
Pooled Group 1 Loans***

Distribution Date	Ending Pool (1)		Payoffs (2)		Penalties		Appraisal Reduct. (2)		Liquidations (2)		Realized Losses (2)		Remaining Term		Curr Weighted Avg.	
	#	Balance	#	Balance	#	Amount	#	Balance	#	Balance	#	Amount	Life	Amort	Coupon	Remit
15-Dec-06	141	2,591,706,207	0	0	0	0	0	0	0	0	0	0	104	37	6.11%	6.08%
	33.57%	85.83%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				

(1) Percentage based on pool as of cutoff. (2) Percentage based on pool as of beginning of period.

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7***

Statement Date: 15-Dec-06
 Payment Date: 15-Dec-06
 Prior Payment: N/A
 Next Payment: 18-Jan-07
 Record Date: 5-Dec-06

***ABN AMRO Acct: 724264.1
Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary
Pooled Group 2 Loans***

Distribution Date	Ending Pool (1)		Payoffs (2)		Penalties		Appraisal Reduct. (2)		Liquidations (2)		Realized Losses (2)		Remaining Term		Curr Weighted Avg.	
	#	Balance	#	Balance	#	Amount	#	Balance	#	Balance	#	Amount	Life	Amort	Coupon	Remit
15-Dec-06	43	427,562,708	0	0	0	0	0	0	0	0	0	0	103	52	6.10%	6.07%
	10.24%	14.16%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				

(1) Percentage based on pool as of cutoff. (2) Percentage based on pool as of beginning of period.

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7***

Statement Date: 15-Dec-06
 Payment Date: 15-Dec-06
 Prior Payment: N/A
 Next Payment: 18-Jan-07
 Record Date: 5-Dec-06

***ABN AMRO Acct: 724264.1
Historical Collateral Level Prepayment Report***

Disclosure Control #	Payoff Period	Initial Balance	Type	Payoff Amount	Penalty Amount	Prepayment Date	Maturity Date	Property Type	Geographic Location

Current
Cumulative

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: N/A
Next Payment: 18-Jan-07
Record Date: 5-Dec-06

ABN AMRO Acct: 724264.1
Mortgage Loan Characteristics

Distribution of Principal Balances

Current Scheduled Balance	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
0 to 2,000,000	12	18,615,263	0.62%	107	6.31%	0.00
2,000,001 to 4,000,000	55	169,846,532	5.63%	110	6.16%	0.00
4,000,001 to 6,000,000	37	184,727,003	6.12%	113	6.14%	0.00
6,000,001 to 8,000,000	19	139,451,162	4.62%	111	6.10%	0.00
8,000,001 to 10,000,000	14	121,985,033	4.04%	108	6.09%	0.00
10,000,001 to 15,000,000	16	207,243,258	6.86%	108	6.06%	0.00
15,000,001 to 20,000,000	5	88,161,840	2.92%	103	5.79%	0.00
20,000,001 to 25,000,000	8	176,316,753	5.84%	110	6.14%	0.00
25,000,001 to 50,000,000	9	327,946,072	10.86%	112	6.12%	0.00
50,000,001 to 75,000,000	1	65,000,000	2.15%	58	5.76%	0.00
75,000,001 to 100,000,000	3	282,476,000	9.36%	98	6.12%	0.00
100,000,001 to 150,000,000	2	237,500,000	7.87%	89	5.63%	0.00
150,000,001 & Above	3	1,000,000,000	33.12%	103	6.24%	0.00
184 3,019,268,916 100.00%						

Average Schedule Balance 16,409,070
Maximum Schedule Balance 475,000,000
Minimum Schedule Balance 870,000

Distribution of Remaining Term (Fully Amortizing)

Fully Amortizing Mortgage Loans	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
0 to 60	0	0	0.00%	0	0.00%	0.00
61 to 120	0	0	0.00%	0	0.00%	0.00
121 to 180	0	0	0.00%	0	0.00%	0.00
181 to 240	0	0	0.00%	0	0.00%	0.00
241 & Above	0	0	0.00%	0	0.00%	0.00
0 0 0.00%						

Distribution of Mortgage Interest Rates

Current Mortgage Interest Rate	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
5.000% to 5.150%	0	0	0.00%	0	0.00%	0.00
5.151% to 5.300%	1	18,411,840	0.61%	117	5.20%	0.00
5.301% to 5.450%	0	0	0.00%	0	0.00%	0.00
5.451% to 5.600%	2	132,263,317	4.38%	118	5.50%	0.00
5.601% to 5.750%	1	29,000,000	0.96%	108	5.74%	0.00
5.751% to 5.900%	22	355,782,748	11.78%	85	5.81%	0.00
5.901% to 6.050%	34	811,340,126	26.87%	115	5.94%	0.00
6.051% to 6.200%	57	750,634,945	24.86%	103	6.14%	0.00
6.201% to 6.350%	47	225,513,738	7.47%	106	6.27%	0.00
6.351% to 6.500%	17	402,176,129	13.32%	112	6.42%	0.00
6.501% to 6.650%	2	44,146,072	1.46%	174	6.59%	0.00
6.651% to 6.800%	1	250,000,000	8.28%	59	6.65%	0.00
6.801% to 6.950%	0	0	0.00%	0	0.00%	0.00
6.951% to 7.100%	0	0	0.00%	0	0.00%	0.00
7.101% & Above	0	0	0.00%	0	0.00%	0.00
184 3,019,268,916 100.00%						

Minimum Mortgage Interest Rate 5.200%
Maximum Mortgage Interest Rate 6.653%

Distribution of Remaining Term (Balloon)

Balloon Mortgage Loans	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
0 to 12	0	0	0.00%	0	0.00%	0.00
13 to 24	0	0	0.00%	0	0.00%	0.00
25 to 36	0	0	0.00%	0	0.00%	0.00
37 to 60	25	732,963,169	24.28%	58	6.23%	0.00
61 to 120	158	2,245,359,674	74.37%	117	6.06%	0.00
121 to 180	1	40,946,072	1.36%	179	6.60%	0.00
181 to 240	0	0	0.00%	0	0.00%	0.00
241 & Above	0	0	0.00%	0	0.00%	0.00
184 3,019,268,916 100.00%						

Minimum Remaining Term 55
Maximum Remaining Term 179

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: N/A
Next Payment: 18-Jan-07
Record Date: 5-Dec-06

ABN AMRO Acct: 724264.1
Mortgage Loan Characteristics

Distribution of DSCR (PFY)

Debt Service Coverage Ratio	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
0.001 1.190	0	0	0.00%	0	0.00%	0.00
1.200 1.290	0	0	0.00%	0	0.00%	0.00
1.291 1.400	0	0	0.00%	0	0.00%	0.00
1.400 1.490	0	0	0.00%	0	0.00%	0.00
1.500 1.590	0	0	0.00%	0	0.00%	0.00
1.600 1.690	0	0	0.00%	0	0.00%	0.00
1.700 1.790	0	0	0.00%	0	0.00%	0.00
1.800 1.890	0	0	0.00%	0	0.00%	0.00
1.900 1.990	0	0	0.00%	0	0.00%	0.00
2.000 & Above	0	0	0.00%	0	0.00%	0.00
Unknown	184	3,019,268,916	100.00%	104	6.10%	0.00
	184	3,019,268,916	100.00%			

Maximum DSCR 0.000

Minimum DSCR 0.000

Distribution of DSCR (Cutoff)

Debt Service Coverage Ratio	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
1.010 1.210	41	513,751,839	17.02%	101	6.22%	0.00
1.211 1.320	34	336,855,326	11.16%	106	6.06%	0.00
1.321 1.430	58	726,651,560	24.07%	98	5.99%	0.00
1.431 1.540	34	223,163,894	7.39%	115	6.06%	0.00
1.541 & Above	5	18,941,580	0.63%	118	6.07%	0.00
Unknown	12	1,199,904,716	39.74%	105	6.15%	0.00
	184	3,019,268,916	100.00%			

Maximum DSCR 3.310

Minimum DSCR 1.150

Geographic Distribution

Geographic Location	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
New York	13	810,395,368	26.84%	116	6.10%	0.00
Multiple States	6	410,619,649	13.60%	68	6.45%	0.00
Georgia	11	287,275,626	9.51%	69	5.89%	0.00
Virginia	5	255,774,767	8.47%	118	5.80%	0.00
Texas	35	236,719,172	7.84%	113	6.10%	0.00
Florida	15	179,733,697	5.95%	125	6.21%	0.00
California	13	167,774,776	5.56%	118	6.12%	0.00
Arizona	2	89,650,000	2.97%	119	6.18%	0.00
North Carolina	6	53,970,084	1.79%	97	5.98%	0.00
Michigan	8	53,166,609	1.76%	105	6.32%	0.00
Ohio	9	50,746,782	1.68%	110	6.13%	0.00
Pennsylvania	7	47,513,474	1.57%	119	6.10%	0.00
South Carolina	5	41,998,452	1.39%	83	6.06%	0.00
Washington	6	41,994,334	1.39%	118	5.87%	0.00
New Jersey	1	35,000,000	1.16%	56	6.19%	0.00
Colorado	5	34,689,534	1.15%	117	5.54%	0.00
Tennessee	6	33,602,163	1.11%	114	6.04%	0.00
Indiana	4	31,865,445	1.06%	114	6.00%	0.00
Nebraska	3	24,514,000	0.81%	119	6.05%	0.00
Connecticut	2	23,475,000	0.78%	119	5.89%	0.00
Illinois	5	22,568,682	0.75%	105	6.23%	0.00
Missouri	1	14,000,000	0.46%	118	6.32%	0.00
Alabama	2	10,664,680	0.35%	102	6.05%	0.00
Maryland	2	10,250,000	0.34%	118	6.13%	0.00
Minnesota	1	9,000,000	0.30%	117	6.20%	0.00
Hawaii	1	8,385,517	0.28%	118	6.26%	0.00
Wisconsin	2	8,334,000	0.28%	117	6.06%	0.00
Massachusetts	1	5,700,000	0.19%	118	5.85%	0.00
Idaho	2	4,750,000	0.16%	118	6.11%	0.00
Kentucky	1	4,092,620	0.14%	118	6.07%	0.00
Louisiana	1	3,300,000	0.11%	119	6.05%	0.00
Nevada	1	3,094,483	0.10%	118	6.12%	0.00
Utah	1	3,000,000	0.10%	118	6.01%	0.00
Mississippi	1	1,650,000	0.05%	118	6.23%	0.00
	184	3,019,268,916	100.00%			

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: N/A
Next Payment: 18-Jan-07
Record Date: 5-Dec-06

ABN AMRO Acct: 724264.1
Mortgage Loan Characteristics

Distribution of Property Types

Property Types	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Office	33	1,499,177,998	49.65%	105	6.04%	0.00
Retail	79	651,936,355	21.59%	114	6.07%	0.00
Multifamily	39	343,105,589	11.36%	100	6.06%	0.00
Health Care	1	250,000,000	8.28%	59	6.65%	0.00
Mobile Home Park	5	88,449,608	2.93%	113	6.27%	0.00
Lodging	6	72,033,674	2.39%	118	6.05%	0.00
Mixed Use	6	55,136,073	1.83%	119	6.04%	0.00
Self Storage	11	41,704,939	1.38%	118	6.04%	0.00
Industrial	4	17,724,680	0.59%	117	6.24%	0.00
	184	3,019,268,916	100.00%			

Distribution of Loan Seasoning

Number of Months	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
0 to 12	184	3,019,268,916	100.00%	104	6.10%	0.00
13 to 24	0	0	0.00%	0	0.00%	0.00
25 to 36	0	0	0.00%	0	0.00%	0.00
37 to 48	0	0	0.00%	0	0.00%	0.00
49 to 60	0	0	0.00%	0	0.00%	0.00
61 to 72	0	0	0.00%	0	0.00%	0.00
73 to 84	0	0	0.00%	0	0.00%	0.00
85 to 96	0	0	0.00%	0	0.00%	0.00
97 to 108	0	0	0.00%	0	0.00%	0.00
109 to 120	0	0	0.00%	0	0.00%	0.00
121 or More	0	0	0.00%	0	0.00%	0.00
	184	3,019,268,916	100.00%			

Distribution of Amortization Type

Amortization Type	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Amortizing Balloon	57	345,549,828	11.44%	123	6.13%	0.00
IO Maturity Balloon	127	2,673,719,088	88.56%	101	6.10%	0.00
	184	3,019,268,916	100.00%			

Distribution of Year Loans Maturing

Year	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
2006	0	0	0.00%	0	0.00%	0.00
2007	0	0	0.00%	0	0.00%	0.00
2008	0	0	0.00%	0	0.00%	0.00
2009	0	0	0.00%	0	0.00%	0.00
2010	0	0	0.00%	0	0.00%	0.00
2011	25	732,963,169	24.28%	58	6.23%	0.00
2012	0	0	0.00%	0	0.00%	0.00
2013	3	17,776,436	0.59%	82	5.96%	0.00
2014	0	0	0.00%	0	0.00%	0.00
2015	1	29,000,000	0.96%	108	5.74%	0.00
2016	154	2,198,583,239	72.82%	118	6.06%	0.00
2017 & Greater	1	40,946,072	1.36%	179	6.60%	0.00
	184	3,019,268,916	100.00%			

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7**

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: N/A
Next Payment: 18-Jan-07
Record Date: 5-Dec-06

ABN AMRO Acct: 724264.1

Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
1	LUBS06C7	Office	11-Oct-16	0.00		NY	475,000,000	5.92%	2,344,516			
2	LUBS06C7	Office	11-Sep-16	0.00		NY	275,000,000	6.42%	1,470,762			
3	LUBS06C7	Health Care	11-Nov-11	0.00		XX	250,000,000	6.65%	1,385,938			
4	LUBS06C7	Office	11-Oct-16	0.00		VA	121,500,000	5.50%	556,926			
5	LUBS06C7	Office	11-Oct-11	0.00		GA	116,000,000	5.76%	556,993			
6	LUBS06C7	Office	1-Oct-16	0.00		VA	100,000,000	6.09%	507,500			
7	LUBS06C7	Office	11-Nov-11	0.00		XX	96,476,000	6.11%	491,224			
8	LUBS06C7	Retail	11-Nov-16	0.00		AZ	86,000,000	6.18%	442,900			
9	LUBS06C7	Office	11-Oct-11	0.00		GA	65,000,000	5.76%	312,108			
10	LUBS06C7	Lodging	11-Oct-16	0.00		CA	50,000,000	5.96%	248,167			
11	LUBS06C7	Mobile Home Park	11-Nov-16	0.00		XX	46,550,000	6.13%	237,793			
12	LUBS06C7	Office	11-Nov-21	0.00		FL	40,946,072	6.60%	279,325			
13	LUBS06C7	Retail	11-Sep-16	0.00		FL	40,000,000	6.21%	207,000			
14	LUBS06C7	Office	11-Aug-11	0.00		NJ	35,000,000	6.19%	180,542			
15	LUBS06C7	Multifamily	11-Oct-11	0.00		GA	32,750,000	6.20%	169,208			
16	LUBS06C7	Retail	5-Dec-15	0.00		NC	29,000,000	5.74%	138,644			
17	LUBS06C7	Retail	11-Nov-16	0.00		FL	28,500,000	5.95%	141,313			
18	LUBS06C7	Multifamily	11-Oct-16	0.00		TX	25,200,000	5.91%	124,110			
19	LUBS06C7	Retail	11-Nov-16	0.00		CA	23,500,000	6.10%	119,458			
20	LUBS06C7	Mobile Home Park	11-Sep-16	0.00		MI	22,550,000	6.45%	121,206			
21	LUBS06C7	Multifamily	11-Sep-11	0.00		SC	22,200,000	6.06%	112,110			
22	LUBS06C7	Office	11-Nov-16	0.00		CA	22,000,000	6.38%	116,967			
23	LUBS06C7	Retail	1-Oct-16	0.00		TX	21,925,000	5.89%	107,615			
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**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7**

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: N/A
Next Payment: 18-Jan-07
Record Date: 5-Dec-06

ABN AMRO Acct: 724264.1

Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
24	LUBS06C7	Office	11-Oct-16	0.00		CA	21,500,000	6.10%	109,292			
25	LUBS06C7	Retail	11-Sep-16	0.00		GA	21,341,753	6.19%	130,930			
26	LUBS06C7	Multifamily	11-Oct-16	0.00		TX	21,300,000	5.91%	104,903			
27	LUBS06C7	Office	1-Nov-11	0.00		NY	19,850,000	5.94%	98,258			
28	LUBS06C7	Retail	1-Sep-16	0.00		CO	18,411,840	5.20%	110,316			
29	LUBS06C7	Retail	11-Apr-16	0.00		IN	18,000,000	5.88%	88,200			
30	LUBS06C7	Office	1-Nov-16	0.00		CA	16,000,000	6.17%	82,267			
31	LUBS06C7	Multifamily	11-Oct-16	0.00		WA	15,900,000	5.83%	77,248			
32	LUBS06C7	Multifamily	11-Oct-11	0.00		GA	15,000,000	5.97%	74,625			
33	LUBS06C7	Multifamily	11-Nov-16	0.00		NE	14,716,000	6.05%	74,193			
34	LUBS06C7	Retail	11-Nov-16	0.00		PA	14,500,000	6.41%	77,454			
35	LUBS06C7	Mixed Use	11-Nov-16	0.00		CT	14,500,000	5.79%	69,963			
36	LUBS06C7	Mixed Use	1-Oct-16	0.00		MO	14,000,000	6.32%	73,733			
37	LUBS06C7	Office	11-Oct-11	0.00		NC	13,900,000	6.36%	73,670			
38	LUBS06C7	Multifamily	11-Oct-16	0.00		VA	13,774,767	6.00%	82,738			
39	LUBS06C7	Multifamily	11-Oct-16	0.00		TN	13,500,000	5.98%	67,275			
40	LUBS06C7	Retail	1-Sep-16	0.00		TX	13,352,000	6.02%	66,983			
41	LUBS06C7	Retail	11-Nov-16	0.00		VA	13,200,000	6.01%	66,110			
42	LUBS06C7	Multifamily	1-Sep-16	0.00		OH	11,964,899	5.85%	70,793			
43	LUBS06C7	Multifamily	11-Jul-16	0.00		TX	11,452,760	6.41%	72,008			
44	LUBS06C7	Retail	11-Sep-16	0.00		GA	11,169,516	6.19%	68,524			
45	LUBS06C7	Retail	1-Sep-16	0.00		FL	11,100,000	6.08%	56,240			
46	LUBS06C7	Retail	1-Nov-16	0.00		PA	10,763,317	5.55%	61,518			
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**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7**

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: N/A
Next Payment: 18-Jan-07
Record Date: 5-Dec-06

ABN AMRO Acct: 724264.1

Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
47	LUBS06C7	Multifamily	11-Oct-13	0.00		GA	10,350,000	5.93%	51,146			
48	LUBS06C7	Multifamily	11-Oct-11	0.00		TX	10,000,000	6.42%	53,500			
49	LUBS06C7	Retail	11-Aug-16	0.00		OH	9,205,035	6.19%	47,490			
50	LUBS06C7	Retail	11-Sep-16	0.00		MN	9,000,000	6.20%	46,500			
51	LUBS06C7	Multifamily	11-Oct-16	0.00		TX	9,000,000	5.85%	43,875			
52	LUBS06C7	Retail	1-Oct-16	0.00		CT	8,975,000	6.04%	45,174			
53	LUBS06C7	Mixed Use	1-Nov-16	0.00		TN	8,741,121	5.90%	51,899			
54	LUBS06C7	Retail	11-Aug-16	0.00		MI	8,556,920	6.19%	44,147			
55	LUBS06C7	Office	11-Sep-11	0.00		TX	8,500,000	6.21%	43,988			
56	LUBS06C7	Retail	11-Oct-16	0.00		GA	8,500,000	5.88%	41,650			
57	LUBS06C7	Retail	11-Oct-16	0.00		FL	8,400,000	5.90%	41,314			
58	LUBS06C7	Lodging	11-Oct-16	0.00		HI	8,385,517	6.26%	51,775			
59	LUBS06C7	Retail	11-Nov-16	0.00		SC	8,291,546	5.88%	49,124			
60	LUBS06C7	Office	1-Aug-16	0.00		FL	8,215,894	6.18%	50,391			
61	LUBS06C7	Retail	11-Sep-16	0.00		NY	8,214,000	6.12%	41,891			
62	LUBS06C7	Multifamily	11-Jul-11	0.00		FL	8,000,000	5.85%	39,007			
63	LUBS06C7	Mobile Home Park	11-Jun-16	0.00		OH	7,959,575	6.41%	50,093			
64	LUBS06C7	Retail	11-Aug-16	0.00		IL	7,878,479	6.19%	40,646			
65	LUBS06C7	Retail	11-Sep-16	0.00		XX	7,870,000	6.12%	40,137			
66	LUBS06C7	Mobile Home Park	11-Nov-11	0.00		FL	7,800,000	6.46%	42,010			
67	LUBS06C7	Retail	11-Aug-16	0.00		IL	7,708,684	6.19%	39,770			
68	LUBS06C7	Multifamily	11-Oct-16	0.00		PA	7,500,000	6.20%	38,750			
69	LUBS06C7	Office	1-Oct-16	0.00		CA	7,487,157	6.29%	46,374			
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Commercial Mortgage Pass-Through Certificates
Series 2006-C7**

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: N/A
Next Payment: 18-Jan-07
Record Date: 5-Dec-06

ABN AMRO Acct: 724264.1

Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
70	LUBS06C7	Retail	1-Oct-16	0.00		TX	7,486,256	5.99%	44,918			
71	LUBS06C7	Office	1-Oct-16	0.00		CO	7,481,900	5.79%	45,820			
72	LUBS06C7	Office	11-Nov-16	0.00		VA	7,300,000	6.18%	37,595			
73	LUBS06C7	Retail	11-Nov-16	0.00		TX	7,270,000	5.98%	36,229			
74	LUBS06C7	Retail	11-Oct-16	0.00		FL	7,200,000	5.90%	35,412			
75	LUBS06C7	Office	11-Nov-16	0.00		TX	7,153,034	6.12%	43,482			
76	LUBS06C7	Retail	11-Aug-16	0.00		XX	7,076,077	6.19%	36,507			
77	LUBS06C7	Mixed Use	11-Nov-16	0.00		TX	6,800,000	5.96%	33,773			
78	LUBS06C7	Multifamily	11-Oct-16	0.00		WA	6,650,000	5.83%	32,308			
79	LUBS06C7	Multifamily	11-Oct-16	0.00		WA	6,550,000	5.83%	31,822			
80	LUBS06C7	Multifamily	11-Aug-16	0.00		TX	6,280,000	6.31%	33,022			
81	LUBS06C7	Mixed Use	1-Oct-16	0.00		CA	6,000,000	6.30%	31,500			
82	LUBS06C7	Multifamily	1-Aug-16	0.00		TX	5,850,000	6.26%	30,518			
83	LUBS06C7	Multifamily	11-Sep-16	0.00		FL	5,850,000	6.18%	30,128			
84	LUBS06C7	Industrial	11-Oct-16	0.00		AL	5,824,680	6.22%	38,416			
85	LUBS06C7	Retail	1-Oct-16	0.00		MD	5,750,000	6.02%	28,846			
86	LUBS06C7	Self Storage	1-Oct-16	0.00		MA	5,700,000	5.85%	27,788			
87	LUBS06C7	Multifamily	11-Oct-16	0.00		TX	5,530,000	6.29%	28,986			
88	LUBS06C7	Retail	11-Aug-16	0.00		IN	5,458,000	6.10%	27,745			
89	LUBS06C7	Retail	1-Oct-16	0.00		PA	5,390,732	6.28%	33,354			
90	LUBS06C7	Retail	1-Oct-16	0.00		PA	5,389,426	6.10%	32,724			
91	LUBS06C7	Multifamily	11-Oct-16	0.00		NE	5,348,000	6.05%	26,963			
92	LUBS06C7	Multifamily	1-Oct-16	0.00		SC	5,320,471	6.10%	32,300			
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**LB-UBS Commercial Mortgage Trust
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Series 2006-C7**

Statement Date: 15-Dec-06
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Prior Payment: N/A
Next Payment: 18-Jan-07
Record Date: 5-Dec-06

ABN AMRO Acct: 724264.1

Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
93	LUBS06C7	Retail	1-Oct-16	0.00		MI	5,285,778	6.09%	34,440			
94	LUBS06C7	Multifamily	11-Sep-16	0.00		TX	5,200,000	6.23%	26,997			
95	LUBS06C7	Retail	1-Oct-16	0.00		NC	5,187,521	6.25%	33,759			
96	LUBS06C7	Mixed Use	1-Nov-16	0.00		NY	5,094,952	6.03%	30,676			
97	LUBS06C7	Lodging	11-Jul-16	0.00		IN	5,067,445	6.34%	33,927			
98	LUBS06C7	Retail	11-Aug-16	0.00		WI	5,059,000	6.10%	25,717			
99	LUBS06C7	Self Storage	1-Oct-16	0.00		WA	5,000,000	5.90%	24,583			
100	LUBS06C7	Retail	11-Jul-16	0.00		TX	5,000,000	6.21%	25,875			
101	LUBS06C7	Multifamily	11-Nov-16	0.00		TX	4,995,164	6.15%	30,461			
102	LUBS06C7	Retail	11-Oct-16	0.00		TX	4,950,000	6.10%	25,163			
103	LUBS06C7	Retail	11-Aug-16	0.00		NY	4,864,987	6.19%	25,099			
104	LUBS06C7	Retail	11-Aug-11	0.00		MI	4,861,024	6.30%	25,520			
105	LUBS06C7	Multifamily	11-Nov-13	0.00		AL	4,840,000	5.85%	23,595			
106	LUBS06C7	Retail	11-Aug-16	0.00		NY	4,677,051	6.19%	24,130			
107	LUBS06C7	Retail	1-Oct-16	0.00		OH	4,550,000	6.11%	23,167			
108	LUBS06C7	Industrial	1-Sep-16	0.00		MD	4,500,000	6.26%	23,475			
109	LUBS06C7	Office	1-Sep-16	0.00		TX	4,487,908	6.25%	27,707			
110	LUBS06C7	Multifamily	11-Oct-16	0.00		NE	4,450,000	6.06%	22,473			
111	LUBS06C7	Multifamily	11-Sep-16	0.00		TX	4,400,000	6.23%	22,843			
112	LUBS06C7	Retail	11-Aug-11	0.00		IL	4,278,447	6.30%	22,462			
113	LUBS06C7	Self Storage	1-Aug-16	0.00		CA	4,184,904	6.10%	25,452			
114	LUBS06C7	Retail	11-Oct-16	0.00		FL	4,100,000	5.90%	20,165			
115	LUBS06C7	Multifamily	11-Oct-16	0.00		OH	4,100,000	6.15%	21,013			
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116	LUBS06C7	Retail	11-Oct-16	0.00		KY	4,092,620	6.07%	24,766			
117	LUBS06C7	Retail	11-Aug-16	0.00		NY	4,088,893	6.19%	21,095			
118	LUBS06C7	Lodging	11-Nov-16	0.00		WA	3,994,334	6.12%	26,066			
119	LUBS06C7	Retail	11-Nov-16	0.00		TX	4,000,000	6.14%	20,467			
120	LUBS06C7	Multifamily	1-Oct-16	0.00		CA	3,992,488	5.88%	23,674			
121	LUBS06C7	Retail	1-Sep-16	0.00		MI	3,928,903	6.15%	25,781			
122	LUBS06C7	Self Storage	1-Oct-16	0.00		WA	3,900,000	5.90%	19,175			
123	LUBS06C7	Office	11-Oct-16	0.00		CO	3,900,000	6.11%	19,858			
124	LUBS06C7	Industrial	11-Oct-16	0.00		CA	3,750,000	6.20%	19,375			
125	LUBS06C7	Multifamily	11-Nov-16	0.00		OH	3,750,000	6.06%	18,938			
126	LUBS06C7	Self Storage	11-Oct-16	0.00		CA	3,743,204	6.04%	22,580			
127	LUBS06C7	Retail	11-Aug-16	0.00		CA	3,670,347	6.35%	27,260			
128	LUBS06C7	Self Storage	11-Oct-16	0.00		TX	3,650,000	5.88%	17,885			
129	LUBS06C7	Industrial	11-Aug-16	0.00		AZ	3,650,000	6.28%	19,071			
130	LUBS06C7	Office	11-Sep-16	0.00		TX	3,650,000	6.19%	18,828			
131	LUBS06C7	Self Storage	11-Sep-16	0.00		SC	3,600,000	6.29%	18,870			
132	LUBS06C7	Mobile Home Park	1-Sep-16	0.00		FL	3,590,033	6.11%	21,839			
133	LUBS06C7	Retail	11-Aug-11	0.00		OH	3,586,021	6.30%	18,827			
134	LUBS06C7	Retail	1-Oct-16	0.00		TN	3,550,000	6.06%	17,928			
135	LUBS06C7	Multifamily	11-Sep-16	0.00		TX	3,475,000	6.23%	18,041			
136	LUBS06C7	Self Storage	11-Oct-16	0.00		TN	3,440,000	6.32%	18,117			
137	LUBS06C7	Retail	11-Nov-16	0.00		OH	3,415,178	6.15%	22,350			
138	LUBS06C7	Retail	11-Aug-11	0.00		NY	3,386,165	6.30%	17,777			
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139	LUBS06C7	Retail	11-Aug-16	0.00		NY	3,360,685	6.19%	17,338			
140	LUBS06C7	Retail	11-Nov-16	0.00		IN	3,340,000	5.98%	16,644			
141	LUBS06C7	Retail	11-Nov-16	0.00		LA	3,300,000	6.05%	16,638			
142	LUBS06C7	Retail	11-Nov-16	0.00		WI	3,275,000	6.00%	16,375			
143	LUBS06C7	Multifamily	1-Aug-16	0.00		TX	3,200,000	6.51%	17,360			
144	LUBS06C7	Retail	11-Aug-11	0.00		NY	3,119,763	6.30%	16,379			
145	LUBS06C7	Retail	11-Nov-16	0.00		PA	3,100,000	5.98%	15,448			
146	LUBS06C7	Office	1-Oct-16	0.00		TX	3,094,679	6.28%	19,148			
147	LUBS06C7	Self Storage	11-Oct-16	0.00		NV	3,094,483	6.12%	18,826			
148	LUBS06C7	Office	11-Oct-16	0.00		UT	3,000,000	6.01%	15,025			
149	LUBS06C7	Office	11-Nov-16	0.00		GA	2,972,083	6.08%	17,990			
150	LUBS06C7	Retail	1-Sep-16	0.00		TX	2,862,272	6.24%	17,652			
151	LUBS06C7	Retail	11-Oct-16	0.00		ID	2,800,000	5.90%	13,771			
152	LUBS06C7	Retail	11-Aug-11	0.00		MI	2,745,131	6.30%	14,412			
153	LUBS06C7	Self Storage	11-Oct-16	0.00		TX	2,700,000	6.31%	14,198			
154	LUBS06C7	Retail	11-Apr-16	0.00		CO	2,700,000	6.08%	13,680			
155	LUBS06C7	Self Storage	11-Sep-16	0.00		FL	2,692,348	6.00%	16,188			
156	LUBS06C7	Retail	11-Nov-16	0.00		XX	2,647,572	6.43%	16,628			
157	LUBS06C7	Lodging	11-Sep-16	0.00		MI	2,639,702	6.44%	17,794			
158	LUBS06C7	Retail	11-Oct-16	0.00		TX	2,610,000	6.39%	13,898			
159	LUBS06C7	Retail	11-Aug-11	0.00		MI	2,599,151	6.30%	13,646			
160	LUBS06C7	Retail	11-Jun-13	0.00		SC	2,586,436	6.27%	16,042			
161	LUBS06C7	Office	11-Oct-16	0.00		NY	2,490,036	6.35%	18,419			
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Commercial Mortgage Pass-Through Certificates
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162	LUBS06C7	Multifamily	11-Sep-16	0.00		TX	2,440,000	6.23%	12,668			
163	LUBS06C7	Office	11-Nov-16	0.00		TX	2,422,600	6.03%	14,586			
164	LUBS06C7	Multifamily	11-Sep-16	0.00		TX	2,420,000	6.23%	12,564			
165	LUBS06C7	Retail	11-Apr-16	0.00		NC	2,382,563	6.10%	14,544			
166	LUBS06C7	Multifamily	11-Oct-11	0.00		TN	2,356,041	6.38%	14,731			
167	LUBS06C7	Multifamily	11-Sep-16	0.00		TX	2,300,000	6.23%	11,941			
168	LUBS06C7	Retail	11-Oct-16	0.00		NC	2,300,000	5.90%	11,312			
169	LUBS06C7	Office	11-Aug-16	0.00		GA	2,247,446	6.41%	14,120			
170	LUBS06C7	Retail	11-Aug-11	0.00		OH	2,216,075	6.30%	11,634			
171	LUBS06C7	Retail	11-Oct-16	0.00		CO	2,195,795	5.80%	12,909			
172	LUBS06C7	Office	11-Nov-16	0.00		TN	2,015,000	6.15%	10,327			
173	LUBS06C7	Retail	11-Sep-16	0.00		ID	1,950,000	6.41%	10,416			
174	LUBS06C7	Lodging	11-Oct-16	0.00		CA	1,946,676	6.31%	12,083			
175	LUBS06C7	Retail	11-Sep-16	0.00		GA	1,944,828	6.31%	12,083			
176	LUBS06C7	Office	11-Oct-11	0.00		FL	1,821,918	6.35%	11,356			
177	LUBS06C7	Retail	11-Sep-16	0.00		TX	1,762,500	6.23%	9,150			
178	LUBS06C7	Retail	1-Jul-16	0.00		IL	1,693,033	6.42%	10,656			
179	LUBS06C7	Retail	11-Oct-16	0.00		MS	1,650,000	6.23%	8,566			
180	LUBS06C7	Office	11-Oct-11	0.00		FL	1,517,433	6.35%	9,458			
181	LUBS06C7	Office	11-Nov-16	0.00		NY	1,248,837	6.35%	7,778			
182	LUBS06C7	Multifamily	11-Oct-16	0.00		NC	1,200,000	6.05%	6,050			
183	LUBS06C7	Retail	11-Nov-16	0.00		IL	1,010,039	6.24%	6,218			
184	LUBS06C7	Retail	1-Oct-16	0.00		PA	870,000	6.40%	4,640			
* NOI and DSCR, if available and reportable under the terms of the trust agreement, are based on information obtained from the related borrower, and no other party to the agreement shall be held liable for the accuracy or methodology used to determine such figures.												
(1) Legend: A. In Grace Period 1. Delinquent 1 month 3. Delinquent 3+ months 5. Non Performing Matured Balloon 9. REO B. Late Payment but < 1 month delinq 2. Delinquent 2 months 4. Performing Matured Balloon 7. Foreclosure												

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7***

Statement Date: 15-Dec-06
 Payment Date: 15-Dec-06
 Prior Payment: N/A
 Next Payment: 18-Jan-07
 Record Date: 5-Dec-06

ABN AMRO Acct: 724264.1

Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
							3,019,268,916		15,750,923	0		
* NOI and DSCR, if available and reportable under the terms of the trust agreement, are based on information obtained from the related borrower, and no other party to the agreement shall be held liable for the accuracy or methodology used to determine such figures.												
(1) Legend:	A. In Grace Period	1. Delinquent 1 month	3. Delinquent 3+ months		5. Non Performing Matured Balloon		9. REO					
	B. Late Payment but < 1 month delinq	2. Delinquent 2 months	4. Performing Matured Balloon		7. Foreclosure							

Statement Date:	15-Dec-06
Payment Date:	15-Dec-06
Prior Payment:	N/A
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**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7**

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: N/A
Next Payment: 18-Jan-07
Record Date: 5-Dec-06

**ABN AMRO Acct: 724264.1
Specially Serviced (Part I) ~ Loan Detail (End of Period)**

Disclosure Control #	Servicing Xfer Date	Loan Status Code(1)	Balance		Note Rate	Maturity Date	Remaining		Property Type	Geo. Location	NOI	DSCR	NOI Date
			Schedule	Actual			Life						
											Not Avail	Not Avail	Not Avail

(1) Legend: A. P&I Adv - in Grace Period 1. P&I Adv - delinquent 1 month 3. P&I Adv - delinquent 3+ months 5. Non Performing Mat. Balloon 9. REO
 B. P&I Adv - < one month delinq 2. P&I Adv - delinquent 2 months 4. Mat. Balloon/Assumed P&I 7. Foreclosure

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
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Specially Serviced Loan Detail (Part II) ~ Servicer Comments (End of Period)

Disclosure Control #	Resolution Strategy	Comments

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Commercial Mortgage Pass-Through Certificates
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***ABN AMRO Acct: 724264.1
Modified Loan Detail***

Disclosure Control #	Ending Principal Balance	Modification Date	Cutoff Maturity Date	Modified Maturity Date	Modification Description

Modified Loan Detail includes loans whose terms, fees, penalties or payments have been waived or extended.

*LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7*

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: N/A
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Record Date: 5-Dec-06

*ABN AMRO Acct: 724264.1
Maturity Extension Summary*

Loans which have had their Maturity Dates extended

Number of Loans:	0
Stated Principal Balance outstanding:	0.00
Weighted Average Extension Period:	0

Loans in the process of having their Maturity Dates extended

Number of Loans:	0
Stated Principal Balance outstanding:	0.00
Weighted Average Extension Period:	0

Loans in the process of having their Maturity Dates further extended

Number of Loans:	0
Cutoff Principal Balance:	0.00
Weighted Average Extension Period:	0

Loans paid-off that did experience Maturity Date extensions

Number of Loans:	0
Cutoff Principal Balance:	0.00
Weighted Average Extension Period:	0

Loans paid-off that did not experience Maturity Date extensions

Number of Loans:	0
Cutoff Principal Balance:	0.00

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ABN AMRO Acct: 724264.1

Realized Loss Detail

Period	Disclosure Control #	Appraisal Date	Appraisal Value	Beginning Scheduled Balance	Gross Proceeds	Gross Proceeds as a % of Sched. Balance	Aggregate Liquidation Expenses *	Net Liquidation Proceeds	Net Proceeds as a % of Sched. Balance	Realized Loss

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7***

Statement Date: 15-Dec-06
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Next Payment: 18-Jan-07
Record Date: 5-Dec-06

***ABN AMRO Acct: 724264.1
Bond/Collateral Realized Loss Reconciliation***

Prospectus ID	Period	Beginning Balance of the Loan at Liquidation	Aggregate Realized Loss on Loans	Prior Realized Loss Applied to Certificates	Amounts Covered by Overcollateralization and other Credit	Interest (Shortages)/ Excesses applied to Realized Losses	Modification Adjustments/Appraisal Reduction Adjustment	Additional (Recoveries)/ Expenses applied to Realized Losses	Current Realized Loss Applied to Certificates*	Recoveries of Realized Losses paid as Cash	(Recoveries)/ Realized Loss Applied to Certificate Interest
				A	B	C	D	E			

Cumulative

*In the Initial Period the Current Realized Loss Applied to Certificates will equal Aggregate Realized Loss on Loans - B - C - D + E instead of A - C - D + E

Description of Fields

A	Prior Realized Loss Applied to Certificates
B	Reduction to Realized Loss applied to bonds (could represent OC, insurance policies, reserve accounts, etc)
C	Amounts classified by the Master as interest adjustments from general collections on a loan with a Realized Loss
D	Adjustments that are based on principal haircut or future interest foregone due to modification
E	Realized Loss Adjustments, Supplemental Recoveries or Expenses on a previously liquidated loan



Statement Date:	15-Dec-06
Payment Date:	15-Dec-06
Prior Payment:	N/A
Next Payment:	18-Jan-07
Record Date:	5-Dec-06

ABN AMRO Acct: 724264.1
Historical Collateral Level REO Report

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***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C7***

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 Next Payment: 18-Jan-07
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***ABN AMRO Acct: 724264.1
Material Breaches and Material Document Defect Detail***

Disclosure Control #	Ending Principal Balance	Material Breach Date	Material Breach and Material Document Defect Description

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
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ABN AMRO Acct: 724264.1

Legend

Until this statement/report is filed with the Commission with respect to the Trust pursuant to Section 15(d) of the Securities Exchange Act of 1934, as amended, the recipient hereof shall be deemed to keep the information contained herein confidential and such information will not, without the prior consent of the Master Servicer or the Trustee, be disclosed by such recipient or by its officers, directors, partners, employees, agents or representatives in any manner whatsoever, in whole or in part.